





## DESCRIPTION

This three bedroom detached bungalow is well positioned in the beautiful village of Atworth. Set back from the main road with plenty of scope for further development subject to planning and would benefit with some cosmetic upgrades. Through the front door there is a light and spacious entrance hall providing access to a large sitting room with wood burning stove, a separate dining room, fitted kitchen, family bathroom and three very good sized bedrooms. Outside there is a large well-established sunny rear garden which backs on to open countryside and a wonderful front garden with plenty of off road parking leading to a single garage.

All in all, a superb opportunity for anyone looking to downsize, equally this would also make a wonderful family home.

Atworth is a beautiful Wiltshire village with lots going on and plenty of amenities close by including two very good children's nurseries, Atworth primary school, Stonar School and a bus running to St. Laurence secondary school in Bradford-On-Avon. "White Hart" community public house, Lowden Farm Shop and garden centre and a shop and post office at the local garage down the road all within walking distance. Surrounded by open countryside walks and equally beautiful villages close by. There are further shops and facilities in the nearby village of Box, whilst the Georgian City of Bath and towns of Corsham, Bradford on Avon and Melksham provide a more comprehensive range of shopping facilities, schools and services. Atworth has good transport links to the M4 junction 17 and is within easy commuting distance of Bath (c.9 miles), Bristol and Swindon. Rail services are available at Bath and Chippenham providing hourly services to London Paddington.

Tenure: Freehold  
Local Authority: Wiltshire Council  
Council Tax Band: D





EPC Rating: B  
Mains electricity, gas, water and drainage.  
Solar panels, third party lease

## KEY FEATURES

- Detached bungalow
- Large sitting room
- Fitted kitchen
- Large front garden
- Plenty of off road parking
- Three good sized bedrooms
- Dining room
- Private rear garden backing on to fields
- Desirable village location
- Single garage

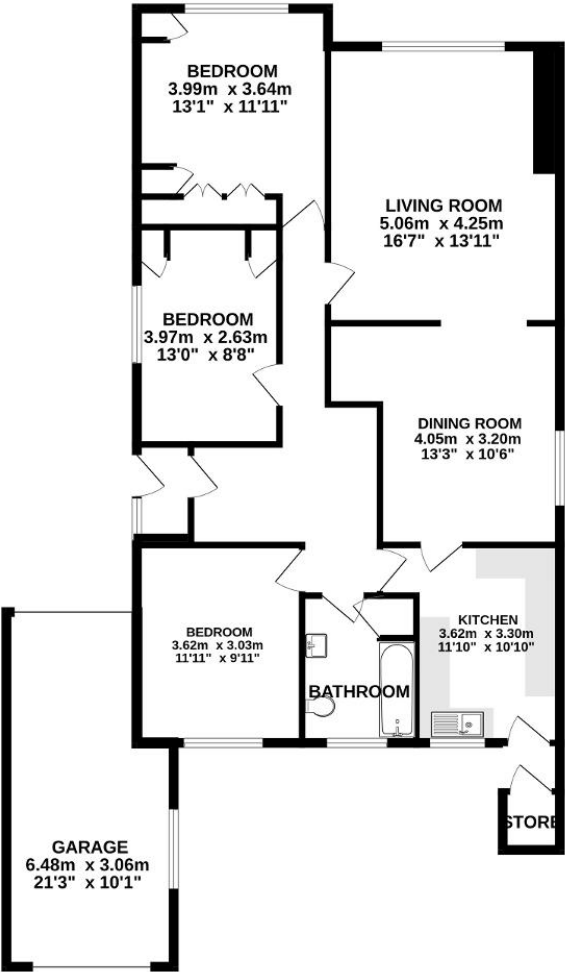








GROUND FLOOR  
120.3 sq.m. (1295 sq.ft.) approx.



TOTAL FLOOR AREA : 120.3 sq.m. (1295 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	89   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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